



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of September 25, 2008

Nipomo Area

Mid-State Properties Tract Map. Request by Mid-State Properties for a vesting tentative Tract map (Tract 2855) to subdivide three existing parcels totaling 24,700 square feet into four parcels ranging in size from 6,558 to 7,532 square feet each for the purpose of sale and/or development. The project also includes an exception to the design standards for new parcels to have widths less than 60 feet and a road adjustment to not require an offer of dedication for the existing private access easement. The proposed project is in the Residential Single Family land use category. The site is located on the south side of Juniper Street, approximately 200 feet east of the Juniper Street/Pomeroy Road intersection, within the community of Nipomo, in the South County planning area. ED07-085 (SUB2005-00289)

San Luis Obispo Area

Maddalena General Plan Amendment. Proposal by Ben Maddalena for an amendment to the San Luis Obispo Area Plan of the Land Use Element by changing the land use category on an approximately 56 acre site from Agriculture to: Industrial (26 acres), Commercial Service (20 acres), and Residential Rural (10 acres with a limitation of one existing residence and 10 acre minimum parcel size). The project will result in the potential future disturbance of approximately 39 acres of ground for future industrial and commercial development. The site is located 250 feet south of the San Luis Obispo County Airport and approximately ¾ mile south of the City of San Luis Obispo, adjacent to the Urban Reserve Line, in the San Luis Obispo planning area. ED02-356 (G020006M)

Paso Robles Area

Depaolis Grading Permit. Request by Romolo Depaolis to improve an existing agricultural road to driveway standards, and to grade for a new single family residence that will replace an existing mobile home. These actions will result in the disturbance of approximately 22,000 square feet, including approximately 2,475 cubic yards of cut and 1,950 cubic yards of fill, on a 21 acre parcel. The proposed project is within the Agricultural land use category and is located at 4985 Linne Road, approximately 2,500 feet west of the intersection of Chaparral Road and Linne Road, approximately one mile east of the City of Paso Robles, in the El Pomar-Estrella planning area. ED08-034 (PMT2007-02719)

Other Environmental Documents

The Draft Environmental Impact Report (DEIR) for the Laetitia Agricultural Cluster Subdivision (SUB2003-00001) is complete and available for public review and comment. The DEIR addresses the environmental impacts associated with the request to subdivide 21 parcels (1,910 acres) into 106 lots, including 102 residential lots and four open space lots. Approximately 107 acres of existing vineyard would be removed to accommodate proposed development and buffer zones. Approximately 143 acres of replacement vineyard would be replanted onsite. Development proposed within the open space lots include a homeowner's association facility, recreation center, community center ("ranch headquarters"), and an equestrian facility. The proposed project would be developed in three phases. Additional components include the construction of a wastewater treatment plant, treated effluent storage ponds, effluent disposal/irrigation system, drilling of two new wells, construction of a water storage tank, installation of private water service lines, entry gates and features, public utility extensions, and landscaping. In addition to these three phases, the applicant proposes a 7.7-acre dude ranch within one of the open space lots. The applicant is not currently requesting a permit to construct the dude ranch; however the dude ranch is included in this environmental impact report (EIR) as a future development proposal.

The proposed project is within the Agriculture and Rural Lands land use categories and is located approximately two miles north of Los Berros Road, two miles north of the community of Nipomo, and two miles south of the City of Arroyo Grande, in the South County Inland planning area of San Luis Obispo County. County File Number: Tract 2606.

Copies of the Draft EIR are available at the following locations: Nipomo Library, South County Library, and City/ County Library of San Luis Obispo. Copies are also available on loan and for review at the Environmental Division of the Planning Department, located at the County Government Center, Room 200, 1050 Monterey Street, San Luis Obispo, 93408. The EIR is on the Planning Department's web site at: www.sloplanning.org under "Environmental Information and Natural Resources" then "Environmental Notices, Proposed Negative Declarations, EIRs and other Documents".

Anyone interested in commenting on the draft EIR should submit a written statement by 5:00 p.m., November 8, 2008, to:

Brian Pedrotti, Project Manager
County Planning & Building Dept.
County Government Center, Rm. 200
San Luis Obispo, CA 93408-2040

If you need more information about this project, please contact Brian Pedrotti at (805)788-2788 or e-mail: bpedrotti@co.slo.ca.us.

The EIR focuses on the following issues: agricultural resources, visual resources, biological resources, transportation and circulation, cultural resources, paleontological resources, wastewater disposal, water resources, air quality, geologic hazards, drainage/erosion and sedimentation, public services, population and housing, recreation, noise, and growth inducing impacts. The EIR also considers seven alternatives in addition to the “No Project” alternative. The public hearing before the San Luis Obispo County Planning Commission, who will be making a decision on certification of the EIR and project approval, has been tentatively scheduled for March 12, 2009 in the Board of Supervisors Chambers, County Government Center, San Luis Obispo. If you plan to attend, please call two weeks before this date to verify.